Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

4 Stilton Lane Harkness VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$440,000	&	\$450,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$470,000	Prope	erty type		House	Suburb	Harkness
Period-from	01 Jan 2020	to	31 Dec 2	2020	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/57 Carlyon Close Melton West VIC 3337	\$420,000	23-Oct-20
34 Licina Road Brookfield VIC 3338	\$462,000	19-Dec-20
55 Rockingham Circuit Harkness VIC 3337	\$422,000	20-Apr-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 January 2021



consumer.vic.gov.au

Ross Cooper

- P 0393978900
- M 0409 325 411

E ross@cooperrealestate.com.au



	2/57 Carlyon C VIC 3337	lose Melton West	Sold Price	\$420,000	Sold Date	23-Oct-20
Conclusion	昌 4 🕒 2	⇔ 1			Distance	3.19km



	34 Lici	na Road	Brookfield VIC 3338	Sold Price	^{RS} \$462,000	Sold Date	19-Dec-20
Corecore	昌 4	2	⇔ ¹			Distance	4.5km



55 Rockingham Circuit Harkness VIC 3337	Sold Price	\$422,000 Sold Date 20-Apr-20
🛱 4 👆 2 🞧 1		Distance 0.31km



136 Dalray Crescent Kurunjang VIC 3337			Sold Price	\$445,000	Sold Date	24-Dec-19
昌 4	2	⇔ 1			Distance	1.68km



124 Black Knight Way Kurunjang VIC 3337			Sold Price	\$380,000 Sold Date	e 13-Oct-19
酉 4	2	⊜ 1		Distance	2.04km



3 Colonus Street Kurunjang VIC 3337			Sold Price	Sold Date	23-Sep-19
酉 4	2	⇔1		Distance	2.06km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Ross Cooper

- P 0393978900
- M 0409 325 411

E ross@cooperrealestate.com.au



 16 Colonus Street Kurunjang VIC
 Sold Price
 \$370,000
 Sold Date
 09-Oct-20

 3337
 □
 □
 Distance
 2.12km

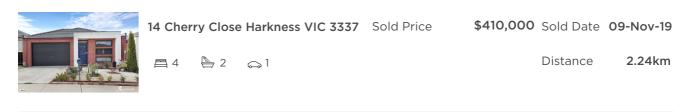


 27 Colonus Street Kurunjang VIC
 Sold Price
 \$365,000
 Sold Date
 16-Jun-20

 3337
 □
 □
 Distance
 2.19km



	7 Kingston Rule Street Kurunjang VIC 3337	Sold Price	\$445,000 Sold Date 06-Aug-20
24/1/10-11	🛱 4 🕒 2 🞧 1		Distance 2.23km





8 Melrome Court Kurunjang VIC 3337		Sold Price	\$350,000 Sol	ld Date	01-Sep-19	
	2 🚔	G 1		Dis	stance	2.47km



8 Arawata Parade Melton VIC 3337			Sold Price	\$468,000	Sold Date	22-Nov-19
昌 5	2	⇔ ¹			Distance	2.8km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

- Ross Cooper
- P 0393978900
- M 0409 325 411
- E ross@cooperrealestate.com.au



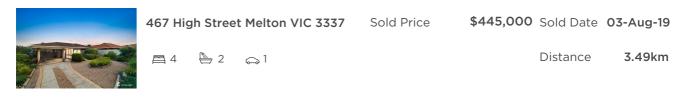
40	48 James Cook Drive Melton West VIC 3337	Sold Price	- Sold Date	23-Jul-19
	🖴 4 👆 2 🞧 1		Distance	2.85km



Nut at Palk 2 distrij	2 Sirdar Street Melton VIC 3337			Sold Price	^{RS} \$400,000	Sold Date	23-Nov-20
	E 4	2	⊜ 1			Distance	2.96km



	6A Ranfurlie Circuit Melton West VIC 3337			Sold Price	\$410,000	Sold Date	13-Nov-20
orne Cornesek	圔 4	2	Ģ ¹			Distance	3.32km





	38 Gretel Grove Melton VIC 3337		Sold Price	^{RS} \$394,000	Sold Date	21-Dec-20	
Constant	昌 4	2	Ģ ¹			Distance	4.23km



13 Black Dog Drive Brookfield VIC 3338	Sold Price	\$400,000 Sold Date	06-Sep-19
🛱 4 🕒 2 👝 1		Distance	4.59km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

*coppers

Ross Cooper

- P 0393978900
- M 0409 325 411

E ross@cooperrealestate.com.au



	28 Lightwood Way Brookfield VIC 3338			Sold Price	\$380,000	Sold Date	05-Oct-19
Corrector	圔 4	2	Ģ ¹			Distance	4.7km



1/19 Brookfield Avenue Brookfield VIC 3338			Sold Price	\$480,000	Sold Date	28-Sep-19
酉 4	2	⇔1			Distance	4.97km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.